

**IN THE CLAIMS:**

1.-15. (currently cancelled)

16. (original) A method for originating a loan for a borrower, the method comprising:

prompting a Realtor concerning loan origination for a borrower;

qualifying the borrower for at least one loan program;

obtaining a list of qualified loan programs, each qualified loan program including a rate and a commission;

presenting at least one qualified loan program to the borrower;

applying on behalf of the borrower for one qualified loan program to procure a loan application; and

monitoring status of the loan application and commission pipeline.

17. (original) The method of claim 16, wherein prompting the Realtor concerning legal requirements of loan origination comprises:

prompting the Realtor to obtain the borrower's authorization; and

prompting the Realtor to consult with the borrower on home buying and loan processing.

18. (original) The method of claim 17, wherein obtaining the borrower's authorization includes:

printing and reviewing required regulatory forms with the borrower, the regulatory forms including at least one of a Certification Authorization or an Affiliated Disclosure Form; and

the borrower signing the regulatory forms.

19. (original) The method of claim 17, wherein obtaining the borrower's authorization includes obtaining an electronic signature

to authorize mortgage origination.

20. (original) The method of claim 17, further comprising analyzing mortgage qualification and payment scenarios of various available loan programs with the borrower.

21. (original) The method of claim 16, wherein applying for a qualified loan program includes submitting previously entered online application information, receiving an application fee from the borrower, and reviewing a list of documents required to obtain the desired qualified loan program.

22. (original) The method of claim 16, wherein qualifying the borrower further comprises:

acquiring borrower credit scores;

qualifying a borrower application for a specific loan program based in part on acquired borrower credit scores; and

returning a list of qualified loan programs and respective loan information, wherein the loan information comprises term, points, associated interest rate, and commission rate.

23. (original) The method of claim 22, wherein qualifying the borrower application further includes modifying loan search criteria to include addition loan programs outside of a requested search scope.

24. (original) The method of claim 22, wherein the list of qualified loan programs contains loan programs having cautionary qualification.

25. (original) The method of claim 24, wherein cautionary qualification is borrower qualification that falls outside of the normal lender guidelines and is subject to automated underwriting approval.

26. (original) The method of claim 22, wherein the list of qualified loan programs contains loan programs having a minimum commission amount.

27. (original) The method of claim 26, wherein the list of qualified loan programs includes a visual indicator for loan programs that provide a commission that is below the desired minimum commission.

28. (original) The method of claim 22, further comprising providing an option to eliminate the commissions from being displayed on the list with the loan programs.

29. (original) The method of claim 16, wherein the step of monitoring the loan application includes locking a rate for the mortgage prior to closing.

30. (original) The method of claim 16, wherein the step of monitoring the loan application includes checking on at least one of: appraisal status, processor information, required documentation needed to approve a mortgage, and the conditions of the commitment to close the mortgage transaction.

31. (original) A qualification processing apparatus, the apparatus comprising:

- an input for receiving borrower data;

- a database of loan products;

- a comparison module for evaluating the borrower data against all loan products in the database and generating a list of all loan programs to which the borrower qualifies; and

- a rate filter for receiving the list of qualified loan programs, the rate filter comparing the list to investor and proprietary guidelines and generating a rate matrix for each

qualified loan program; and

a commission filter for receiving the rate matrix and filtering the rate matrix for commissions that are outside of minimum commission guidelines, the commission filter generating a list of qualified loan programs.

32. (original) The apparatus as recited in claim 31, wherein the comparison module for evaluating the borrower data based upon at least one of comparison of state, credit score, documentation level, FNMA Loan classification, Loan Usage, Property type, LTV, Rate lock availability, Income verification requirements, and Investor's commission and yield spread premium (YSP) limits.

33. (original) The apparatus as recited in claim 31, commission filter sorts the list of qualified programs according to the lowest mortgage rate and where mortgage rates are equal the list is sorted according to the highest commission.

34. (original) The apparatus as recited in claim 33, wherein the apparatus packages the matrix of qualified rates and commissions to allow selection of a desired rate for a specific, qualified program based on rate.